Wembley Parade

MARTIN ARNOLD

Martin Arnold acted as Monitoring Surveyor for the Wembley Parade development for Anthology Wembley Parade Limited (AWP).

MA were appointed by the GLA in regard to the certification of project consents and costs. The commission begun in November 2016 and was ongoing until approximately July 2020.

The scheme consisted of 4no. residential blocks and 1no. residential tower block with associated external works and had a total development budget of £80M. The tower is 12 stories high and the 4 interlinked blocks which meander around the tower range from 6 to 7 stories high. There are 194 residential units with 79 of an affordable tenure.

Our role included monthly reporting on progress to the GLA to advise on progress, cost risks and programme risks, validating contractor valuations and assessing loan drawdown applications from AWP to the GLA.

The conditions required include: monitoring the discharge of conditions precedent to the Loan Agreement, visiting the Site on a monthly basis during the construction phase, reviewing minutes of monthly development progress meetings, reporting on general progress and reporting on any changes to programme or cost, auditing the main contractor's monthly valuations, confirming that each claim relates to development costs, on completion of the Project certifying that all planning conditions and associated obligations relating to the Site have been satisfied in accordance with the most up to date planning permission and procure a copy of the certificate of Practical Completion, attending any meetings with the Client and/or GLA Land and Property Limited in relation to the monitoring role and issuing monthly reports.

Client
GLA

Contractor
Anthology

Contract Value
£80,000,000

Duration
3 years 5 months

Address
Foster Apartments, N End Rd, Wembley, London

Wembley Parade

Critical Challenges

The critical challenge on this project was to integrate into the project team which consists of the construction managers, cost consultants, AWP project team and the design team in order to monitor the project, administer the drawdowns of the loan agreement and contribute to the successful delivery of the project.

Services Provided

- Development Services
- Professional Services